

**Certificate of Notice Page 1 of 3**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Elaine Jones  
 Debtor

Case No. 15-15969-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Stacey  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 2

Date Rcvd: Nov 03, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 05, 2016.

db +Elaine Jones, 5112 Wynnefield Avenue, Philadelphia, PA 19131-2316  
 13675512 +Wells Fargo Bank, N.A., Attention: Bankruptcy Department, MAC# D3347-014,  
 3476 Stateview Blvd, Fort Mill SC 29715-7203

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 05, 2016

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 3, 2016 at the address(es) listed below:

ALBERT JAMES MILLAR on behalf of Creditor PA Dept of Revenue RA-occbankruptcy3@state.pa.us,  
 RA-occbankruptcy6@state.pa.us  
 BRAD J. SADEK on behalf of Debtor Elaine Jones brad@sadeklaw.com  
 JILL MANUEL-COUGHLINE on behalf of Creditor WELLS FARGO BANK, N.A. jill@pkallc.com,  
 chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com  
 JOSHUA ISAAC GOLDMAN on behalf of Creditor Ditech Financial LLC, Et Al...  
 bkgroup@kmlawgroup.com, bkgroup@kmlawgroup.com  
 KRISTEN D. LITTLE on behalf of Creditor JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
 pabk@logs.com  
 LEEANE O. HUGGINS on behalf of Creditor JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
 pabk@logs.com  
 PAMELA ELCHERT THURMOND on behalf of Creditor City of Philadelphia pamelathurmond@phila.gov,  
 james.feighan@phila.gov  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM C. MILLER ecfemails@ph13trustee.com, philaecf@gmail.com

TOTAL: 9

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Elaine Jones  <div style="text-align: right;">Debtor</div>	Case No. 15-15969 ELF  Chapter 13
_____ WELLS FARGO BANK, N.A.  <div style="text-align: right;">Movant</div> v. Elaine Jones  and William C. Miller, Esquire  <div style="text-align: right;">Respondents</div>	

**ORDER**

AND NOW, this 3rd day of November, 2016, it is hereby **ORDERED** that the automatic stay of 11 U.S.C. §362(a) is hereby modified to permit, WELLS FARGO BANK, N.A. and/or its successors and assigns to obtain all *in rem* Relief available under the Non-Bankruptcy law and its loan documents.

Upon the order being granted and entered, Movant shall have the continuing authority to contact the Debtor directly to determine intent regarding the property located at 4938 Wynnefield Avenue, Philadelphia, PA 19131 and/or to verify vacancy of the home.

It is further **ORDERED**, that relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

It is further **ORDERED**, that Bankruptcy Rule 4001(a)(3) is not applicable and Movant is allowed to immediately proceed with foreclosure and all other relief available under the Non-Bankruptcy law.

It is further **ORDERED**, that Movant is no longer required to send and/or file the Notice required by Federal Rule of Bankruptcy Procedure 3002.1.

**Order entered by default.**



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**ERIC L. FRANK**  
**CHIEF U.S. BANKRUPTCY JUDGE**

Interested Parties:

Elaine Jones  
5112 Wynnefield Avenue  
Philadelphia, PA 19131

Brad J. Sadek, Esquire  
Sadek and Cooper  
1315 Walnut Street  
Suite 502  
Philadelphia, PA 19107  
Attorney for Debtor

William C. Miller, Esquire  
1234 Market Street  
Suite 1813  
Philadelphia, PA 19107  
Trustee

Jill Manuel-Coughlin, Esquire  
8 Neshaminy Interplex., Suite 215  
Trevose, PA 19053  
Attorney for Movant